

property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the

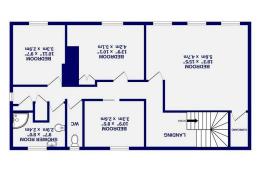
- EbC E
- 4/5 Bedrooms
- 3/4 Reception Rooms
 - Grounds
- Set in Large Private Mature
 - Detached
 - Cottage
- A Most Individual & Spacious

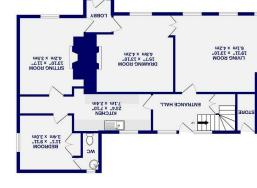
Freehold

O - base Band - G

YO19 6HE Peighton, York Forge Lane

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1ST FLOOR 893 sq.ft. (83.0 sq.m.) approx. GROUND FLOOR 973 sq.ft. (90.4 sq.m.) approx.



Forge Lane Deighton, York YO19 6HE

£750,000



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Cartmans Cottage is not only a fantastic family home but also a little slice of history. The original cottage dates back over 300 years with an adjoining barn that has since been converted to accommodation.

Located in the popular village setting of Deighton, with quick access to York via the A19 and surrounded by beautiful countryside views, this property benefits from an excellent 15 minute bus service in and out of York and is also in the catchment area for Fulford School.

The property retains many original features such as beamed ceilings and priest hole. The gardens are extensive with mature orchard gardens to the rear and a large front garden, which is protected by a development covenant.

The property is set at the end of a private driveway, in its own grounds with a high degree of privacy.

The property has been a family home for the last 50 years and provides spacious and original living for the discerning families looking for their forever home.

Council Tax Band - G



















